

# SADDLE BUTTE ESTATES SIXTH ADDITION

VOL. 19 PAGE 3 A

**NARRATIVE:**

MAP PREPARED FOR THE SUBDIVISION OF "SADDLE BUTTE ESTATES SIXTH ADDITION", BEING A PORTION OF LOT "C" OF "SADDLE BUTTE ESTATES FIFTH ADDITION" AND A PORTION OF THAT PROPERTY DESCRIBED AS PARCEL 2 OF THAT LAND PARTITION FILED AS LP 1995-0057 (INSTRUMENT NO. 95-11544), DOUGLAS COUNTY SURVEYORS OFFICE. THE MONUMENTS FOUND ALONG "SADDLE BUTTE ESTATES FIFTH ADDITION", AND THE SOUTH LINES OF LOTS 1 AND 2 OF "SADDLE BUTTE ESTATES FOURTH ADDITION" WERE FOUND AT RECORD MEASUREMENTS, OR SHOWN A COMPARISON THEREOF. THE RIGHT-OF-WAY ALONG STRAUSS AVENUE WAS ESTABLISHED PER FOUND MONUMENTS ALONG THE EAST LINE OF LOT 2, "SADDLE BUTTE ESTATES FOURTH ADDITION", AND PROJECTED THEREFROM RECORD MEASUREMENTS TO THE SOUTHWEST CORNER OF LOT 3, "SADDLE BUTTE ESTATES FOURTH ADDITION". THE SOUTHEAST CORNER OF JUST SAID LOT 3 WAS PROJECTED BY DISTANCE-DISTANCE INTERSECT FROM THE ESTABLISHED SOUTHWEST CORNER THEREOF, AND THE RECORD INVERSED DISTANCE FROM THE FOUND NORTHEAST CORNER OF LOT 1, BLOCK 3, "SADDLE BUTTE ESTATES THIRD ADDITION".  
 FIELD CREW: DAVE WILLIAMS AND ROD McCALLISTER.  
 EQUIPMENT: NIKKON TOTAL STATION  
 OFFICE: STEVE LOVEMARK  
 DRAFTING: DEREK FEIGEL

ZONE: R1-SINGLE FAMILY RESIDENTIAL  
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL & HIGH DENSITY RES.  
 SEWER: RUSA  
 WATER: CITY OF ROSEBURG  
 PLANNING DEPARTMENT FILE NO. 95-064

COVENANTS:  
 THE DECLARATION OF CONDITIONS & RESTRICTIONS ON USE OF LOTS AND THE ARCHITECTURAL REVIEW COMMITTEE ARE FILED IN THE DEED OF RECORDS OF DOUGLAS COUNTY, INSTRUMENT NO. 90-08165.

**APPROVALS:**

*[Signature]* \_\_\_\_\_ DATE \_\_\_\_\_  
 DOUGLAS COUNTY COMMISSIONER CHAIRPERSON  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 DOUGLAS COUNTY COMMISSIONER  
*Mavis J. Raddekegg* 5-23-96  
 DOUGLAS COUNTY ASSESSOR DATE  
*Ann E. Morrison* 4-11-96  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
*Keith L. Cubie* 4/4/96  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

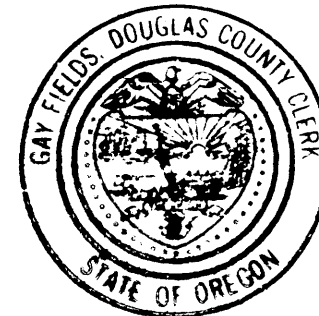
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Vicky Sanjerani, deputy* 5-23-96  
 DOUGLAS COUNTY TAX COLLECTOR DATE

STATE OF OREGON )  
 COUNTY OF DOUGLAS )  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF  
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
 INSTRUMENT WAS RECORDED

96-11303

FILED THIS 27 DAY OF May, 1996,  
 10 O'CLOCK AM



GAY FIELDS, County Clerk  
 DOUGLAS COUNTY CLERK

RECORDED IN 11:23  
 \_\_\_\_\_ CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY \_\_\_\_\_ DEPUTY  
 FEE 11

**SURVEYOR'S CERTIFICATE:**

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT, ALSO BEING THE INITIAL POINT OF "SADDLE BUTTE ESTATES FOURTH ADDITION" AS RECORDED IN VOLUME 17, PAGE 43 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S70°42'28"E 60.00 FEET TO THE WEST LINE OF LOT 3, SAID "SADDLE BUTTE ESTATES FOURTH ADDITION"; THENCE ALONG SAID WEST LINE S19°17'32"W 66.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 S76°38'16"E 161.31 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S8°56'30"W 230.51 FEET; THENCE N78°30'26"W 233.54 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S17°59'35"W 106.42 FEET) 106.65 FEET; THENCE N71°12'23"W 323.86 FEET; THENCE N40°12'18"W 336.44 FEET; THENCE N27°11'24"W 54.00 FEET; THENCE S62°48'36"W 95.13 FEET; THENCE N30°06'19"W 223.22 FEET; THENCE N6°57'17"W 73.49 FEET TO THE SOUTHEAST CORNER OF LOT "B", "SADDLE BUTTE ESTATES FIFTH ADDITION" AS RECORDED IN VOLUME 17, PAGE 56 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID LOT "B" N17°00'28"E 174.83 FEET TO THE SOUTHWEST CORNER OF LOT 7, SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 S72°59'32"E 142.68 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S72°59'41"E 54.00 FEET TO THE WEST LINE OF LOT 8, SAID PLAT; THENCE ALONG SAID WEST LINE OF LOT 8 S17°00'28"W 42.13 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINES OF SAID LOT 8 AND LOT 9 OF SAID PLAT S64°15'12"E 222.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHWESTERLY LINES OF LOT 10 AND LOT 11 OF SAID PLAT S41°02'22"E 224.45 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 OF THE ABOVE SAID "SADDLE BUTTE ESTATES FOURTH ADDITION" S52°10'00"E 125.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID "SADDLE BUTTE ESTATES FOURTH ADDITION" S63°43'29"E 162.61 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 2 N19°17'32"E 122.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.05 ACRES OF LAND, MORE OR LESS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT PETER LEIKEN, SECRETARY OF L&H LUMBER CO., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "SADDLE BUTTE ESTATES, SIXTH ADDITION" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AND EASEMENTS, SHOWN HEREON.

PETER LEIKEN  
 SECRETARY OF L&H LUMBER CO.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETER LEIKEN, SECRETARY OF L & H LUMBER CO., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: \_\_\_\_\_

96-11303

**COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE**

*[Signature]*  
 DONALD A. BENTZ L.S. NO. 839

REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-97		<b>SADDLE BUTTE ESTATES SIXTH ADDITION</b> IN THE SW 1/4 OF SEC. 30, T26S, R5W AND THE SE & NE 1/4 OF SEC. 25, T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: L&H LUMBER COMPANY 859 W. LOOKINGGLASS RD. ROSEBURG, OR. 97470 (541) 672-4883		SURVEYED BY:  <b>i.e.</b> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: NO SCALE	DATE: JAN. 1996	140-14	PAGE: 1 OF 2

VOL. 19 PAGE 3 A